

46-1-14

#14500

41-56-14

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS,

021440

THAT Key Bank of Maine, a corporation duly organized under the laws of the State of Maine with its principal place of business in Augusta, County of Kennebec and State of Maine, in consideration of One Dollar (\$1.00) and other valuable consideration paid by Jane P. Dean of Waterville, Kennebec County, Maine, the receipt whereof it does hereby acknowledge, does hereby give, grant, bargain sell and convey unto the said Jane P. Dean, her heirs and assigns forever:

TRANSFER
TAX
PAID

Being Unit #14 in Lincoln Woods Condominium located in Waterville, County of Kennebec and State of Maine, together with .0625 of the undivided interest appertaining to said Unit #14 in the common area and facility of said Lincoln Woods Condominium all as more fully set forth in the Declaration of Condominium dated December 6, 1988 and recorded in the Kennebec County Registry of Deeds, Book 3471, Page 259 and First Amendment thereto dated March 14, 1989 and recorded in said Registry of Deeds in Book 3516, Page 98, and Second Amendment thereto dated May 30, 1989 and recorded in said Registry of Deeds in Book 3558, Page 143, and Third Amendment thereto dated April 25, 1990 and recorded in said Registry of Deeds in Book 3721, Page 182. Said Declaration, First Amendment, Second Amendment and Third Amendment together with the schedules and exhibits thereto are incorporated herein by reference as though set forth at length herein.

Reference is hereby made to the survey and plans of Lincoln Woods Condominium entitled "Plan of Property of J. J. Development Corp., Lincoln Woods, A Condominium" dated October 12, 1988 and duly recorded at the Kennebec County Registry of Deeds under Unit Ownership in Condominium File Nos. E-88279 through E-88281 inclusive and C-88282 through C-88288 inclusive and amended plans E-89064 and C-89065 through C-89071 inclusive, E-89163, and E-90093. Said survey and plans being incorporated herein by reference.

The premises conveyed herein are conveyed subject to all of the rights, reservations, conditions, restrictions, regulations and matters set forth in the aforementioned Declaration of Condominium and on the aforementioned Plans, the within Grantee, as part of consideration given herefore, agreeing to abide by all of the said matters contained within said Declaration, set forth on said Plans and recited in the By-Laws of Lincoln Woods, A Condominium.

Being the same premises conveyed to Key Bank of Maine by deed of J.J. Development Corp. dated April 9, 1991 and recorded in the Kennebec County Registry of Deeds, Book 3891, Page 303.

To have and to hold the aforegranted and bargained premises, with all privileges and appurtenances thereof, to the said Jane P. Dean, her heirs and assigns, to them and their use and behoof forever.

41-5614
②

And it does covenant with the said Grantee, her heirs and assigns that it is lawfully seized in fee of the premises; that they are free of all encumbrances; that it has good right to sell and convey to the said Grantee to hold as aforesaid; and that it and its successors and assigns shall and will warrant and defend the same to the said Jane P. Dean, her heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the said Ronald J. Millier, in his capacity as Vice President of Key Bank of Maine, has hereto set his hand and seal this 28th day of August, 1991.

Signed, Sealed and Delivered
in presence of

Key Bank of Maine

mlr

By *Ronald J. Millier*
Ronald J. Millier
Its Vice President

STATE OF MAINE
County of Kennebec

August 28, 1991

Personally appeared the above-named Ronald L. Millier, in his capacity as Vice President of Key Bank of Maine, and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of said corporation.

Before me,

mlr

Notary Public/Attorney at Law

Mark J. Nale, Esq.
Printed Name

RECEIVED KENNEBEC SS.

1991 SEP 11 AM 9:00

ATTEST: *Thomas R. [illegible]*
REGISTER OF DEEDS